

# SNAPSHOT of HOME Program Performance--As of 12/31/09 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
<b>Program Progress:</b>			PJs in State: 29				
% of Funds Committed	93.81 %	99.53 %	28	96.45 %	23	23	
% of Funds Disbursed	91.85 %	93.38 %	21	87.93 %	56	60	
Leveraging Ratio for Rental Activities	3.57	4.82	19	4.73	46	40	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.07 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	49.85 %	72.02 %	26	70.15 %	19	17	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	86.99 %	81.70 %	12	80.67 %	55	60	
% of 0-30% AMI Renters to All Renters***	59.76 %	37.14 %	2	45.30 %	71	77	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	98.37 %	98.39 %	19	95.32 %	44	45	
<b>Overall Ranking:</b>			In State: 14 / 29		Nationally: 61 63		
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$9,169	\$19,552		\$26,635	246 Units	35.10 %	
Homebuyer Unit	\$23,931	\$16,147		\$14,938	223 Units	31.80 %	
Homeowner-Rehab Unit	\$12,460	\$16,057		\$20,675	232 Units	33.10 %	
TBRA Unit	\$0	\$5,906		\$3,216	0 Units	0.00 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Reading PA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$31,048	\$64,643	\$12,439
<b>State:*</b>	\$97,193	\$39,590	\$16,244
<b>National:**</b>	\$95,185	\$74,993	\$23,434

**CHDO Operating Expenses:**  
(% of allocation)

<b>PJ:</b>	<span style="border: 1px solid black; padding: 2px;">1.8</span> %
<b>National Avg:</b>	<span style="border: 1px solid black; padding: 2px;">1.1</span> %

**R.S. Means Cost Index:** 0.97

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">40.3</span>	<span style="border: 1px solid black; padding: 2px;">21.5</span>	<span style="border: 1px solid black; padding: 2px;">50.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">18.1</span>	<span style="border: 1px solid black; padding: 2px;">75.8</span>	<span style="border: 1px solid black; padding: 2px;">27.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">18.5</span>	<span style="border: 1px solid black; padding: 2px;">11.2</span>	<span style="border: 1px solid black; padding: 2px;">19.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Elderly:	<span style="border: 1px solid black; padding: 2px;">44.4</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">20.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">25.1</span>	<span style="border: 1px solid black; padding: 2px;">11.7</span>	<span style="border: 1px solid black; padding: 2px;">25.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">9.1</span>	<span style="border: 1px solid black; padding: 2px;">11.2</span>	<span style="border: 1px solid black; padding: 2px;">19.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">3.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">6.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">4.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>ETHNICITY:</b>									
Hispanic	<span style="border: 1px solid black; padding: 2px;">35.8</span>	<span style="border: 1px solid black; padding: 2px;">66.4</span>	<span style="border: 1px solid black; padding: 2px;">30.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">51.4</span>	<span style="border: 1px solid black; padding: 2px;">15.2</span>	<span style="border: 1px solid black; padding: 2px;">30.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Section 8:	<span style="border: 1px solid black; padding: 2px;">11.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup>		
2 Persons:	<span style="border: 1px solid black; padding: 2px;">20.2</span>	<span style="border: 1px solid black; padding: 2px;">18.8</span>	<span style="border: 1px solid black; padding: 2px;">23.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">6.6</span>			
3 Persons:	<span style="border: 1px solid black; padding: 2px;">13.2</span>	<span style="border: 1px solid black; padding: 2px;">31.8</span>	<span style="border: 1px solid black; padding: 2px;">20.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">21.8</span>			
4 Persons:	<span style="border: 1px solid black; padding: 2px;">11.9</span>	<span style="border: 1px solid black; padding: 2px;">21.1</span>	<span style="border: 1px solid black; padding: 2px;">13.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	No Assistance:	<span style="border: 1px solid black; padding: 2px;">60.1</span>			
5 Persons:	<span style="border: 1px solid black; padding: 2px;">2.5</span>	<span style="border: 1px solid black; padding: 2px;">8.5</span>	<span style="border: 1px solid black; padding: 2px;">3.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">4.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">2.2</span>	<span style="border: 1px solid black; padding: 2px;">3.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>				<span style="border: 1px solid black; padding: 2px;">128</span>

\* The State average includes all local and the State PJs within that state

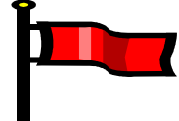
\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Reading State: PA Group Rank: 61  
 (Percentile)  
 State Rank: 14 / 29 PJs Overall Rank: 63  
 (Percentile)  
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	49.85	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	98.37	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.21	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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